



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: February 6, 2006

**SUBJECT: Owner-occupancy Estimates for Build-out
2006 Comprehensive Plan**

Questions were raised at the January 19 work session about the projections for owner-occupancy at build-out provided as a part of the Housing Plan on page 8-7 to 8-8 of Chapter 8 – Neighborhoods and Housing. I have slightly updated the paragraph listing the projections in round numbers, and correcting an error in the projected number of new single-family homes. This revised paragraph is shown below:

When this Housing Plan is translated to land use, there is a potential for approximately 700 new single-family homes, and 1,800 new multi-family dwellings. Of these new dwellings, 68% are estimated for owner-occupancy, and 32% for rental-occupancy. Low and moderate income housing could comprise up to 200 dwelling units, or 8% of the projected housing growth. Housing in master planned mixed-use developments should total approximately 1,600 dwelling units, or 64% of the projected growth. Completion of this development will represent a residential build-out for the City. Based on the 2000 Census, and the type of development anticipated, the City should have approximately 4,000 owner-occupied dwellings (56%) and approximately 3,200 renter-occupied dwellings (43%) at build-out. This compares to the 2000 Census figure of 1,602 owner-occupied dwellings (44%) and 2,017 renter-occupied dwellings (55%).

Information was obtained from the City tax records on rates of owner-occupancy for recent developments (developed lots only):

<u>Single-family and Duplex Subdivisions</u>		<u>Multifamily Developments (Condominiums)</u>	
Brandywyne	82%	Bristol Commons	48%
Port Anne	93.5%	Claiborne	72%
The Woods	100%	Westgate	81%
Savannah Green	100%	Wyndham	79%
Holly Hills	93.8%	AVERAGE	70%
Holly Hills Carriage Homes	95%		
Piney Creek	94.8%		
AVERAGE	94%		

The parameters used in projecting owner occupancy were:

- Single-family dwellings – assume 90% owner-occupancy rate
- Multi-family dwellings – assume 70% owner-occupancy rate for condos
- Multi-family dwellings – assume 0% owner-occupancy rate for apartments
- L/M income housing – assume 100% owner-occupancy rate because of housing subsidies

The following table is the work sheet that I used to calculate the approximate percentage of owner-occupied houses at build-out.

2004 TO BUILDOUT PROJECTIONS

LOCATION	SF OWN	SF RENT	MF OWN	MF RENT
Waltz Farm Drive – 8	0	0	0	8
Wales – 19	19 l/m			
Strawberry Plains – 56	56			
High Street – 562			255	307
Casey Field – 17	15	2		
Berkeley School South – 140			140 l/m	
Richmond Road LB-1 – 18			12	6
Center City – 150			105	45
CWF South England – 127	114	13		
CWF Quarterpath opp. Park – 18	16	2		
CWF Quarterpath rear nursery – 50	45	5		
Village at Quarterpath (Roses) - 77	37	4	25	11
Quarterpath at Wmbg. (Riverside) - 955	176	19	532	228
Vermillion – Penniman – 140				140
Wyndham West – 24			17	7
Mahone – Capitol Landing – 71	64	7		
Brandywyne – 35 left	32	3		
Various infill – 50	45	5		
Highland Park – 55	55 l/m			
TOTALS	2564 dwelling units	674	1,086	744
Total owner (2004 to build-out)	1760	(68.6%)		
Total renter (2004 to build-out)	804	(31.4%)		

2004 PROJECTIONS (ADDITIONAL UNITS SINCE 2000 CENSUS)

2004 Population Est. = 13,400 – 4,500 persons in group quarters (dormitories, nursing homes) = 8,900 household population ÷ 2 = 4,450 occupied dwelling units. 4,450 occupied dwelling units – 3,619 occupied dwelling units in 2000 Census = 831 dwelling units since 2000 Census, as of 2004. Assume 70% owner-occupied: 831 x .70 = 582 owner-occupied dwelling units. Assume 30% renter-occupied: 831 x .30 = 249 renter-occupied dwelling units.

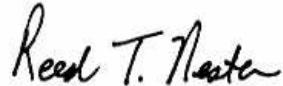
DWELLING UNIT PROJECTIONS AT BUILDOUT

Owner	1602 (2000) + 582 (2004) + 1760 (build-out) = 3,944 (56.2%)
Renter	2017 (2000) + 249 (2004) + 804 (build-out) = 3,070 (43.8%)
Total	3619 (2000) + 831 (2004) + 2564 (build-out) = 7,014

POPULATION PROJECTIONS AT BUILDOUT

7,014 dwelling units x 2 persons/unit	14,028
2000 Census Group Quarters population	4,500
Potential nursing home beds	260
Additional W&M Students	387
TOTAL	19,175

These work sheet calculations led to my conclusion that at build-out the City will have slightly more owner-occupied dwelling units than renter-occupied dwelling units (56% vs. 44%), which is opposite what was in the 2000 Census (44% vs. 56%). If the owner-occupancy rate for the 2004 to build-out dwelling units was 60% instead of the 68.6% calculated by the table, the owner-occupancy at build-out would be at 53%, which meets subsection C. of the Housing goal: "Encourage the construction of owner-occupied housing of varying types and densities, with a goal of having more than 50% of the City's housing stock owner-occupied."

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive, flowing style.

Reed T. Nester, AICP
Planning Director